

City of Troy, New York South Troy Brownfield Assessment Demonstration Pilot Program

*Task Force Meeting
January 22*



South Troy
EPA Brownfield Assessment
Demonstration Pilot



Agenda

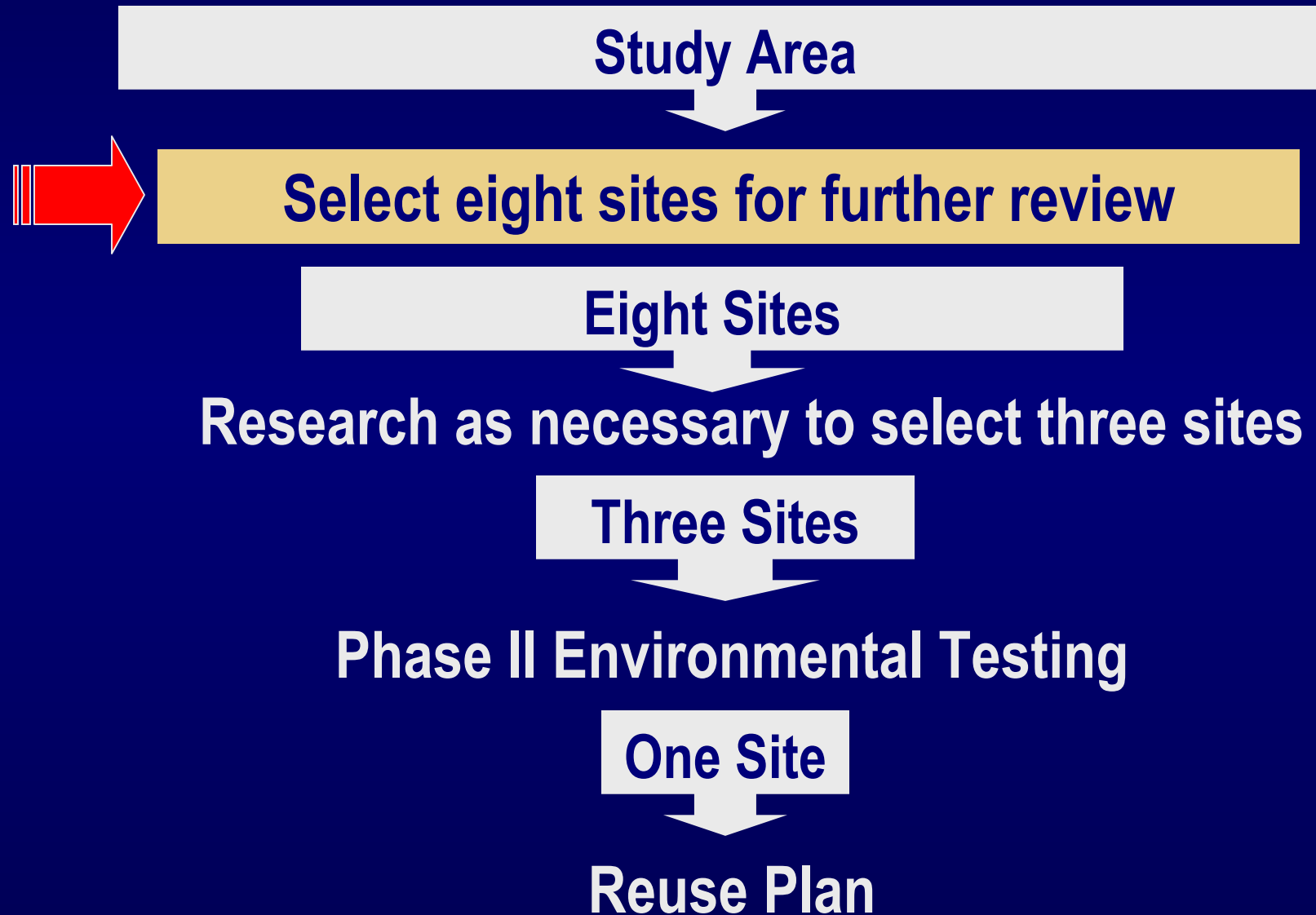
- ✦ Update on other South Troy Projects
- ✦ Ranking Methodology
- ✦ Candidate Sites
- ✦ Initial Reaction from Task Force
- ✦ How do we want to proceed?
- ✦ Questions, Answers and Open Discussion



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Site Selection



Criteria

- ★ Task Force members made suggestions to enhance the criteria:
 - ★ Separate Municipal Ownership
 - ★ Separate Market Interest
 - ★ Clarify 'resident priority'
 - ★ Clarify 'future land use'
 - ★ Separate Visual Impact into two components (from River/787 and from City/Residential Neighborhoods)
- ★ City will have consultant team address these issues in the next phase as we further refine the sites.



Site Selection Methodology

- ☀ Criteria weights received from 22 of 24 task force members.
- ☀ Consultant team provided a set of weights.
- ☀ Surprisingly consistent results no matter whose criteria weights were used.



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How were sites ranked?

- ✱ Average of weights from all TF Members
- ✱ Average - throwing out lowest & highest
- ✱ Equal weight for each Criteria
- ✱ Consultant designed weight set
 - For these four, a site ranked high if it was in the top 1/3 (ranked 18 or better)
- ✱ Weights from each TF member applied separately
 - A site ranked high if half or more of the TF ranked it in the top 1/3



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Consistency

- ✱ The results were extremely consistent.
- ✱ Of the 55 sites in the study area:
 - ✱ 46 (84%) had completely consistent results. They were either high on all 5 ranking methods or low on all 5.
 - ✱ Another 4 (7%) had almost uniform results, they were high (or low) on all but one of the ranking methods.
 - ✱ Only 5 sites (9%) had less than uniform results, scoring high on two ranking methods, low on 3.



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Parcels

- ✦ Based on this analysis, twenty parcels rose to the top.
- ✦ Some of these twenty could potentially be assembled to form a larger development sites.
- ✦ Parcels were considered to have “potential for assembly” if they were adjacent and had the same ownership.



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Candidate Sites

Site	Map #	Street Name	Owner
Clemente Assembly	9	FRONT ST	CLEMENTE FRANK A & ORAZIO
	10	RIVER ST	CALLANAN INDUSTRIES INC
	16	ADAMS ST	OLDCASTLE NORTHEAST INC
	20	ADAMS ST (SO OF)	TROY SLAG PRODUCTS CO INC
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	33	EAST INDUSTRIAL PKWY	RENSSELAER COUNTY IDA
	43	MAIN ST	KING SERVICE INC
	48	MAIN ST	CITY OF TROY
King Assembly	47	MAIN ST	KING SERVICES INC
	49	WATER ST	KING SERVICE INC
Portec Assembly	50	WATER ST	PORTEC RAIL PRODUCTS INC
	51	WATER ST	PORTEC RAIL PRODUCTS INC
Chevron Assembly	52	HIGH ST	CHEVRON USA INC
	53	HIGH ST	CHEVRON USA INC

Results

- ✦ Because there are only 11 development sites on the 'Candidate List', the consultant team recommends presenting the entire list to the public next week, rather than cutting to eight.
- ✦ Consider that as we review the sites.



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Costs

- ☀ The final site selection will need to ensure that sampling can be done within the grant funding.
- ☀ Some investigation costs are fixed, so a site that is twice as large is NOT twice as expensive, however, size does impact cost.
- ☀ We may be able to reduce costs by investigating 'hot-spots' on sites rather than the entire site.
- ☀ The City will be looking for additional funding from EPA



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Clemente Assembly (Sites 9, 10 & 16)

- ☀ Northern End
- ☀ Owned by Callahan/Oldcastle/Clemente
- ☀ Medium - 5.64 acres
- ☀ Adjacent to water (NYS land)
- ☀ Split by Adams Street



- ☀ Current Use: Clemente Latham
- ☀ Phase I result: Low concern
- ☀ Highly visible from 787

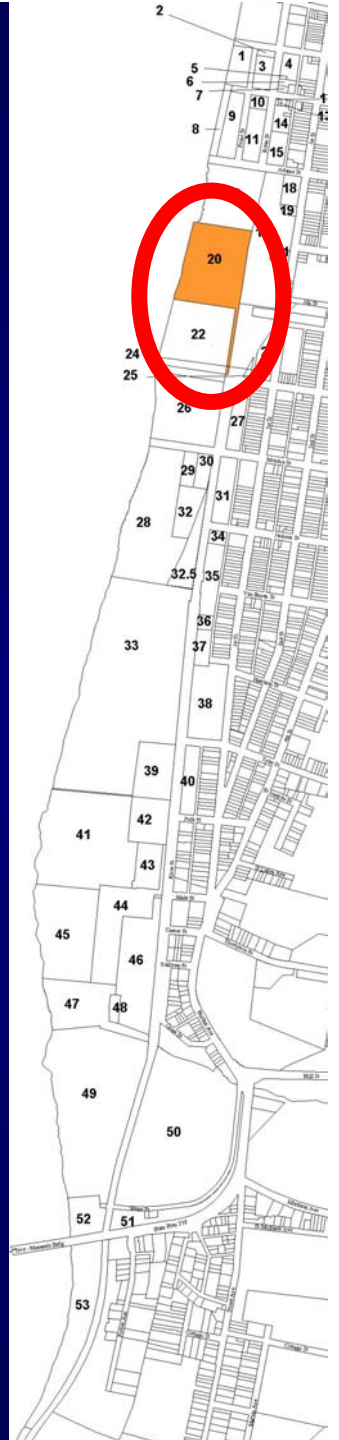


Troy Slag - North (Site 20)

- ☀ Owned by Troy Slag
- ☀ Medium - 7.05 acres
- ☀ Adjacent to water just North of Canal
- ☀ Road access from River Street



- ☀ Visible, particularly from 787
- ☀ Current Use: Troy Slag Rock Salt Storage
- ☀ Phase I result: Low concern



Old Depot – Site 21

- ☀ Owned by New York Central Lines
- ☀ Very Small - 0.15 acres
- ☀ Surrounded by Site 17 (KC Refrigeration)
- ☀ Road access from First Street
- ☀ Current Use: Trucking
- ☀ Phase I result: Low concern

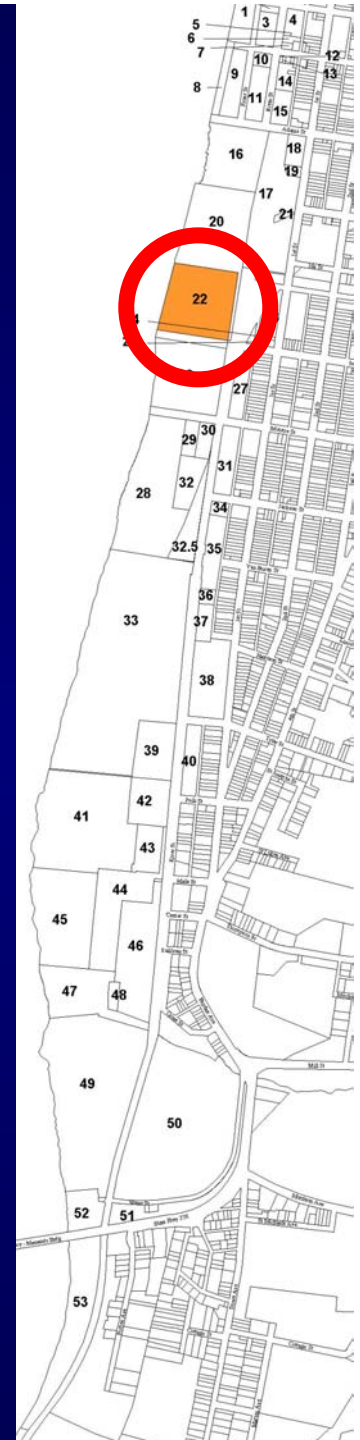


Scolite – Site 22

- ☀ Owned by City of Troy
- ☀ Medium - 5.72 Acres
- ☀ Contains deteriorating historic structures
- ☀ Identified as prime candidate for greenspace in STWWRP



- ☀ Adjacent to Hudson at Canal
- ☀ Current Use: Mostly unused, some use for salvage
- ☀ Phase I result: Low concern

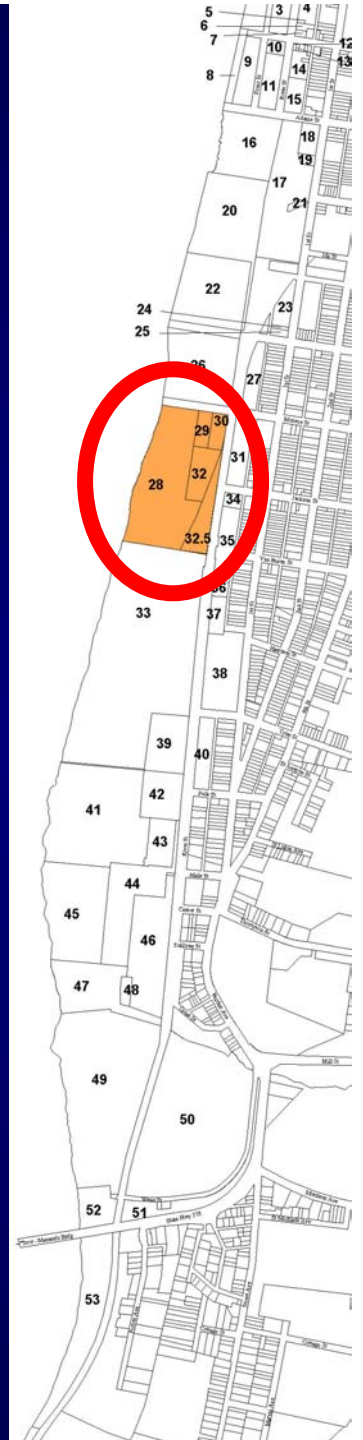


Troy Slag Assembly (Sites 28, 29, 30, 32, 32.5)

- ☀ Owned by Troy Slag
- ☀ Large - 13.12 Acres
- ☀ Occupies all land from tracks to Hudson, from Monroe to IDA site
- ☀ Road access from Industrial Park Road or Monroe Street



- ☀ Large site includes a variety of uses including Troy Slag & VPS Offices
- ☀ Phase I result: Low concern

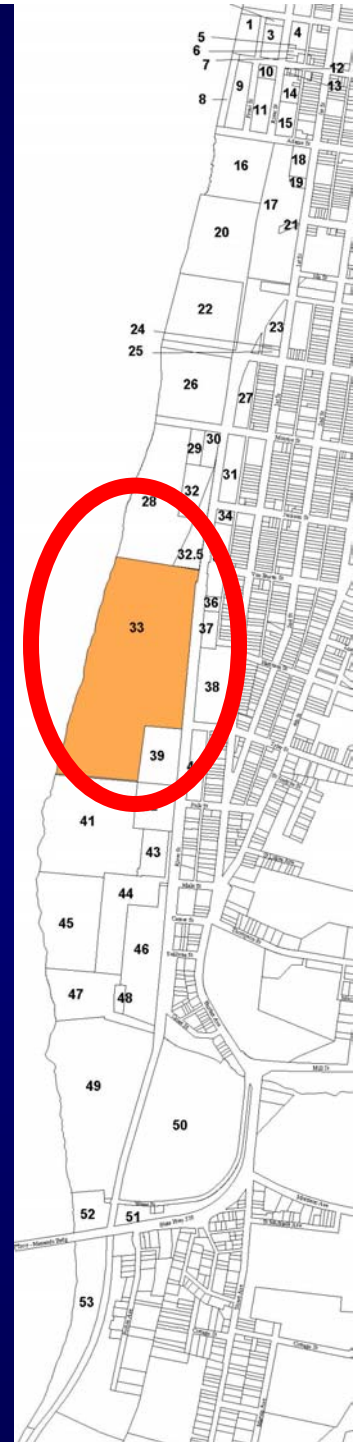


IDA Property – Site 33

- ☀ Owned by Rensselaer County IDA
- ☀ Very Large - 23.83 Acres
- ☀ Adjacent to Hudson and accessed by Industrial Park Road



- ☀ Current Use:
Mostly vacant
- ☀ Home to NewPenn
Trucking facility
- ☀ Phase I result:
Moderate concern

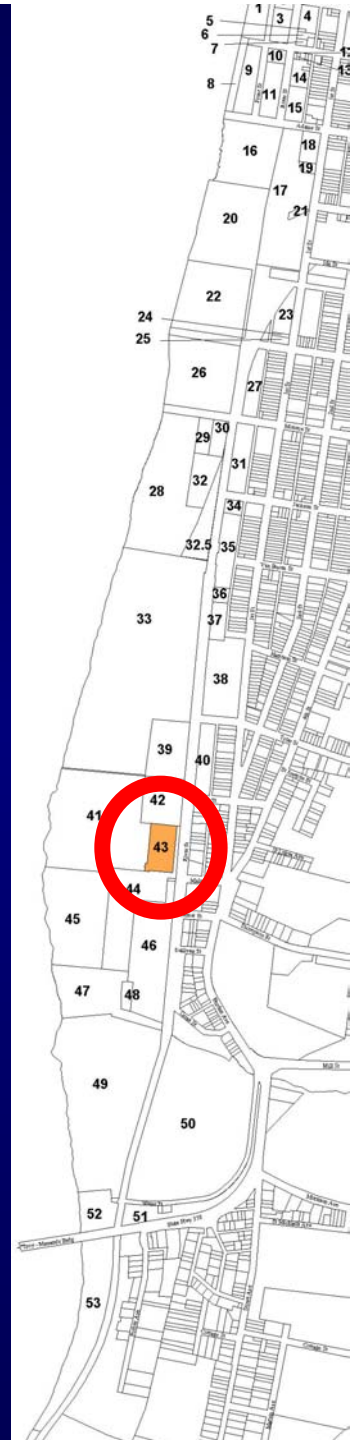


King Services North - Site 43 “The Alamo”

- ☀ Owned by King Services, but not adjacent to their larger southern site
- ☀ Small - 1.51 acres
- ☀ No water access



- ☀ Good access from Main Street & Industrial Park Road
- ☀ Current Use: City Recycling
- ☀ Phase I result: Low concern



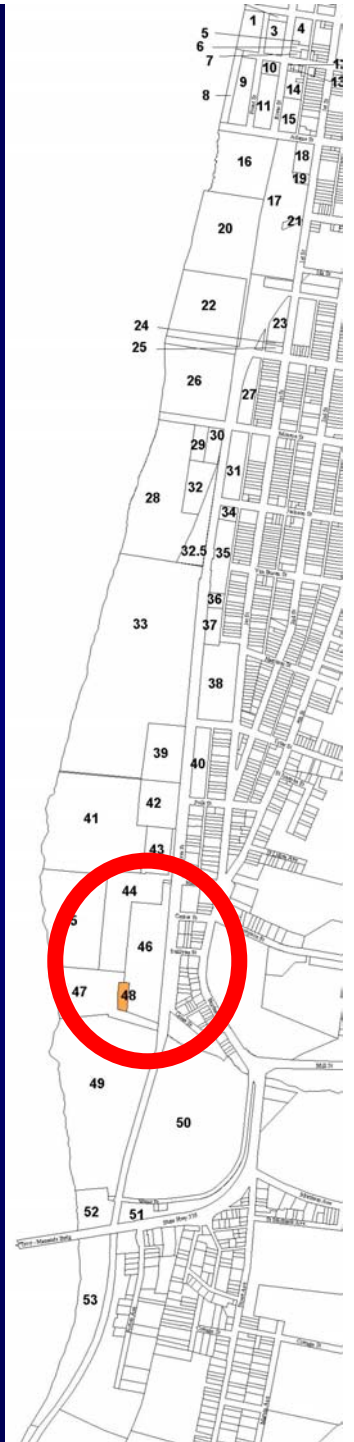
Troy Warehouses

Site 48

- ☀ Owned by City of Troy
- ☀ Very Small - 0.36 acres, but adjacent to larger site 46, combined is Medium - 5.85 acres
- ☀ No water access
- ☀ Good road access from both Main and Water Streets

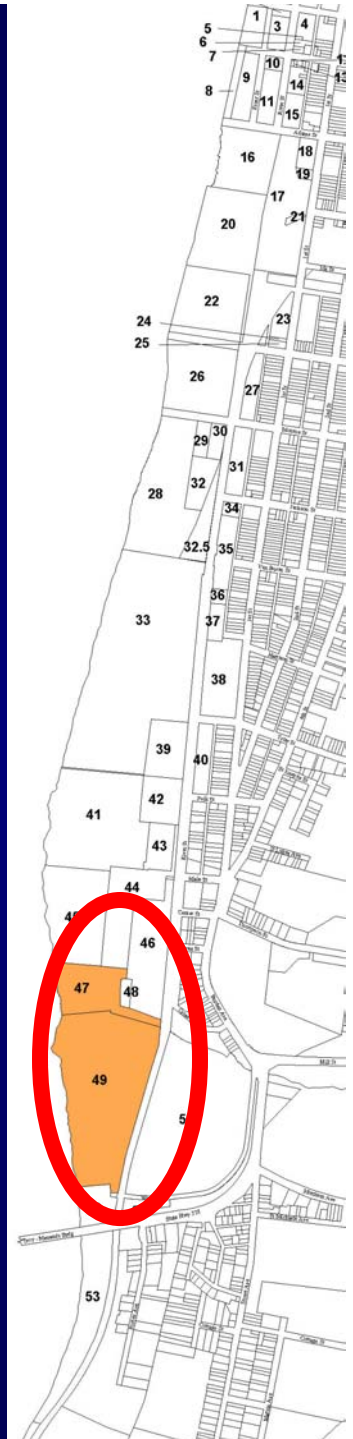


- ☀ Current Use:
Pallet Manufacture
- ☀ Phase I result:
Low on site 48,
Moderate on
larger site 46



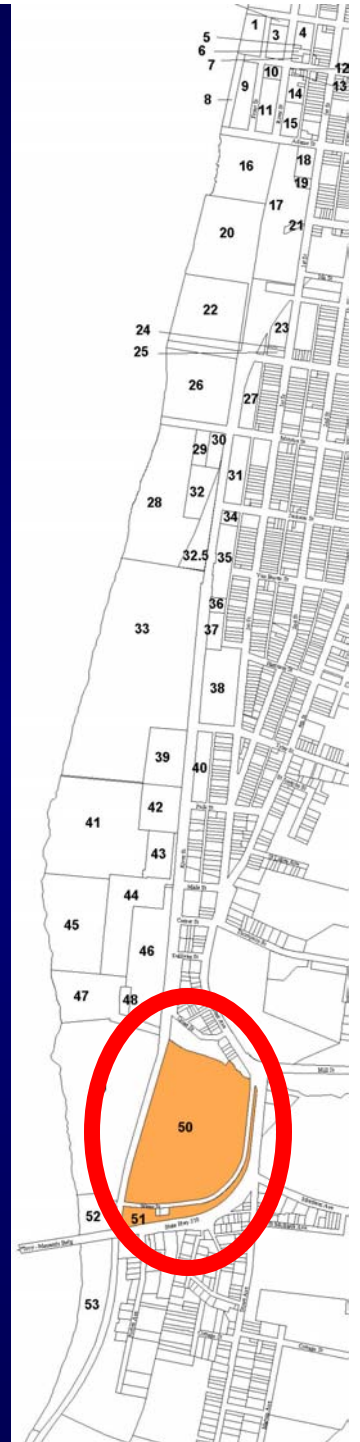
King Fuels Assembly Sites 47 & 49

- ☀ Owned by King Fuels
- ☀ Very Large - 20.61 acres
- ☀ Long Hudson frontage
- ☀ Good road access from Main Street
- ☀ Winking tank highly visible from 787
- ☀ Current Use: King Fuels, Laidlaw, Velocity
- ☀ Phase I result: Moderate for Site 49, Low for Site 47



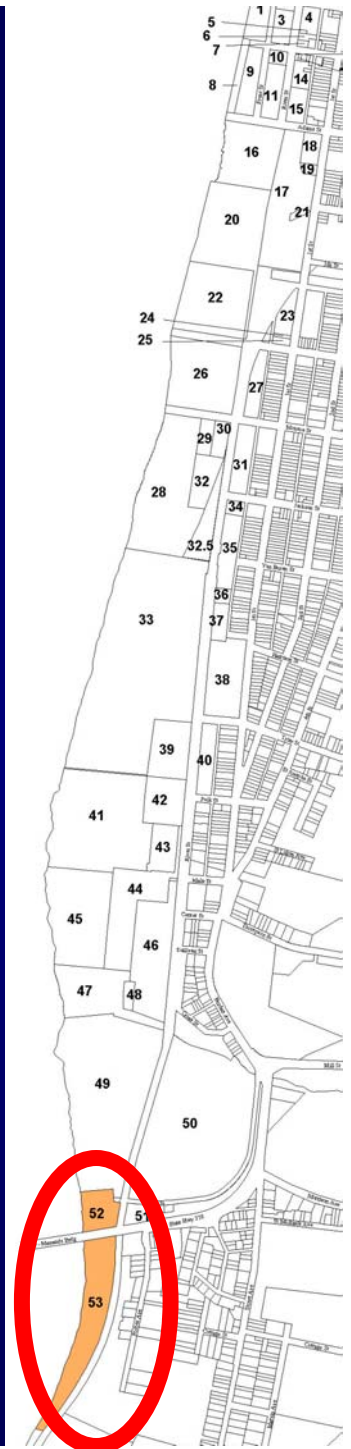
Portec Assembly Sites 50 & 51

- ☀ Owned by Portec Rail Products
- ☀ Very Large - 19.98 acres
- ☀ No river access
- ☀ Excellent road access
- ☀ Site 51 steeply sloped
- ☀ Current Use: mostly unused, some salvage & hauling
- ☀ Phase I result: Moderate for Site 50, Low for Site 51



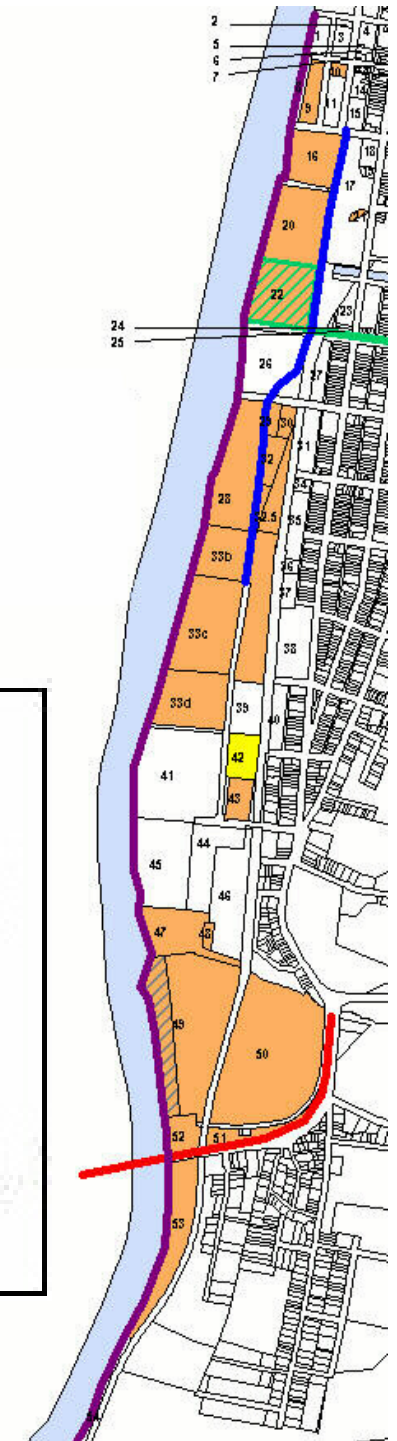
Chevron Assembly Sites 52 & 53

- ☀ Owned by Chevron USA
- ☀ Medium - 7.12 acres
- ☀ Crossed by Troy Menands Bridge
- ☀ Site is quite narrow and has good access to road & river
- ☀ Current Use: unused, tanks remain
- ☀ Phase I result: Moderate for Site 53, Low for Site 52



Relationship of South Troy implementation projects to candidate sites

- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMLG Burden Building
- Potential Planned District



Local Waterfront Revitalization Program (LWRP) Grant

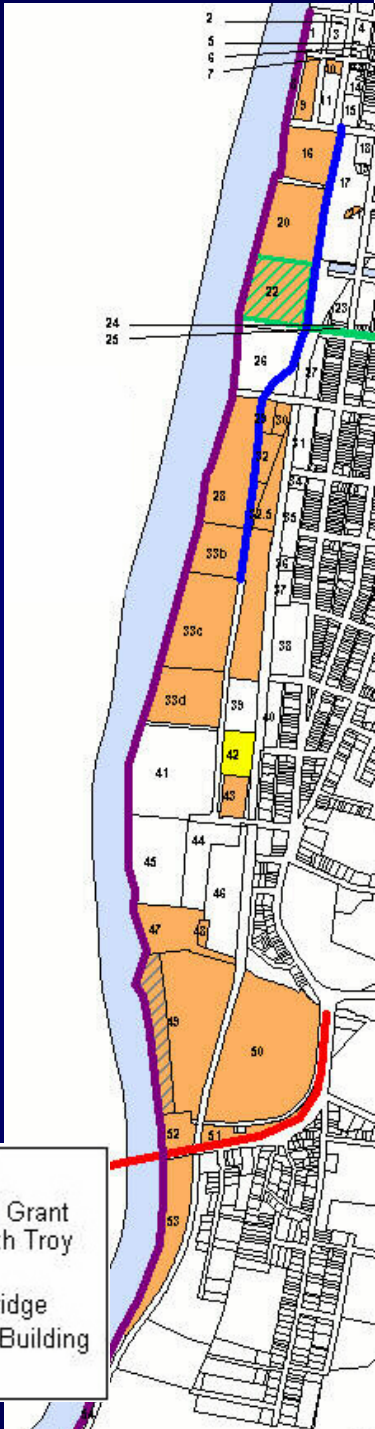
- ☀ \$225,000 Design Grant
- ☀ Expand Public Access to the Hudson River and Poestenkill Waterfronts.
 - Targets the Scolite property (#22)and lands adjacent to the Poestenkill Creek (# 21 and 23)
- ☀ Future connections and trails into Prospect Park



-
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Brownfield Economic Development Initiative (BEDI)

- ☀ There are 2 phases to grant:
 - 2 million dollar grant from HUD
 - 3 million dollar grant, section 108 (HUD)
- ☀ Can be used for:
 - land acquisition
 - investment incentives to businesses
 - infrastructure improvements
 - remediation to benefit the development Working Waterfront area
- ☀ Could target most properties in the study area

- 
- The map shows a waterfront area with numerous numbered properties. A purple line runs along the waterfront, indicating properties impacted by the Riverfront Trail. A green line indicates properties subject to NYS DOS EPF Grants. A blue line shows a potential alignment for the South Troy Waterfront Access Road. A red line marks a planned bikeway across the Menands Bridge. A yellow area highlights planned improvements to the HMIG Burden Building. A grey shaded area represents a potential planned district. The map includes a legend at the bottom right with the following items:
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South Troy Access Road



- ✦ Significantly enhance neighborhood quality of life and economic health
- ✦ \$6.4 Million Budget
- ✦ Remove Freight Traffic From Residential Streets
- ✦ Provide transportation and utility infrastructure to support economic development.
- ✦ Alignment is unknown at this time though one option would be to extend the South Troy Industrial Park Access Road north continuing along Front Street past Old Brick, Levonians and Clemente Latham affecting properties # 3, 4, 5, 6, 7, 10, 11, 20, 22, 24, 25, 26, 28, 29, 30, 32, 32.5

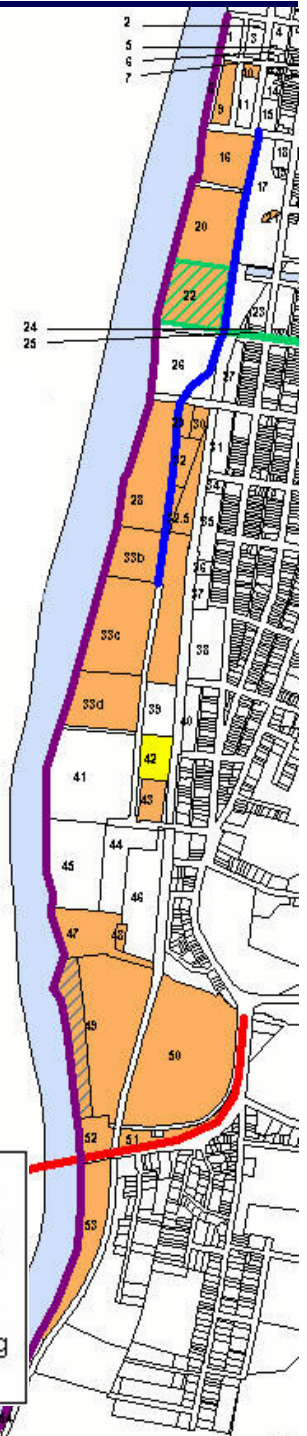
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Waterfront Bike Trail



- ☀ \$2.4 Million Project
- ☀ Provides Access to Burden Iron Works Museum (Property # 42)
- ☀ Access to Riverfront Park
- ☀ RiverSpark Visitor Information Center
- ☀ Linkages to downtown Restaurants and Merchants
- ☀ Impacts properties #1,9,16, 20, 22, 26, 28, 33, 41, 45, 47, 49, 52, 53

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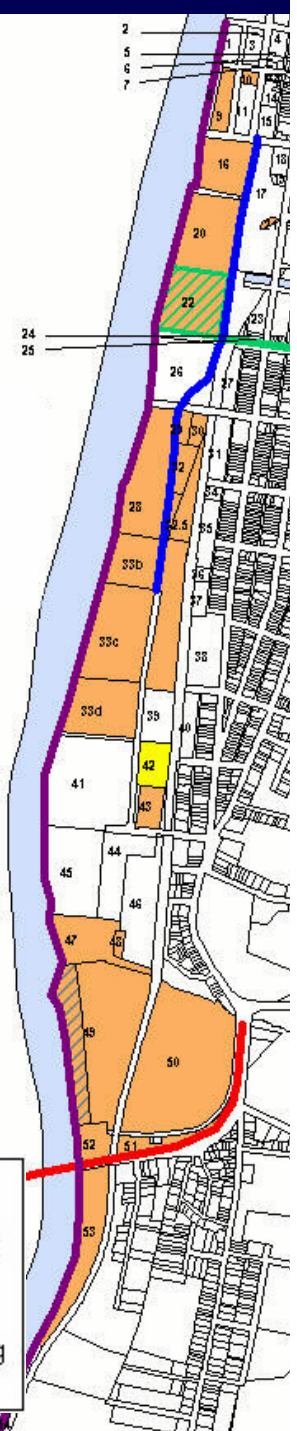


Troy Menands Bridge Pedestrian/Bike Access

- ☀ \$500,000 Project
- ☀ Connect South Troy Waterfront to the Corning Preserve Trail in Albany
- ☀ Located on City Streets and the bridge
- ☀ Waterfront Trail connection needed could effect King Fuels, Chevron and Portec properties (47,49,50,51,52,53)

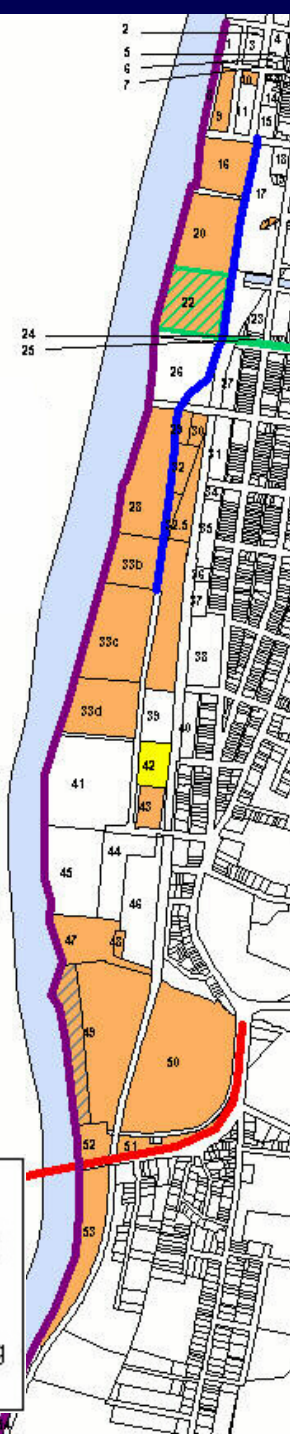
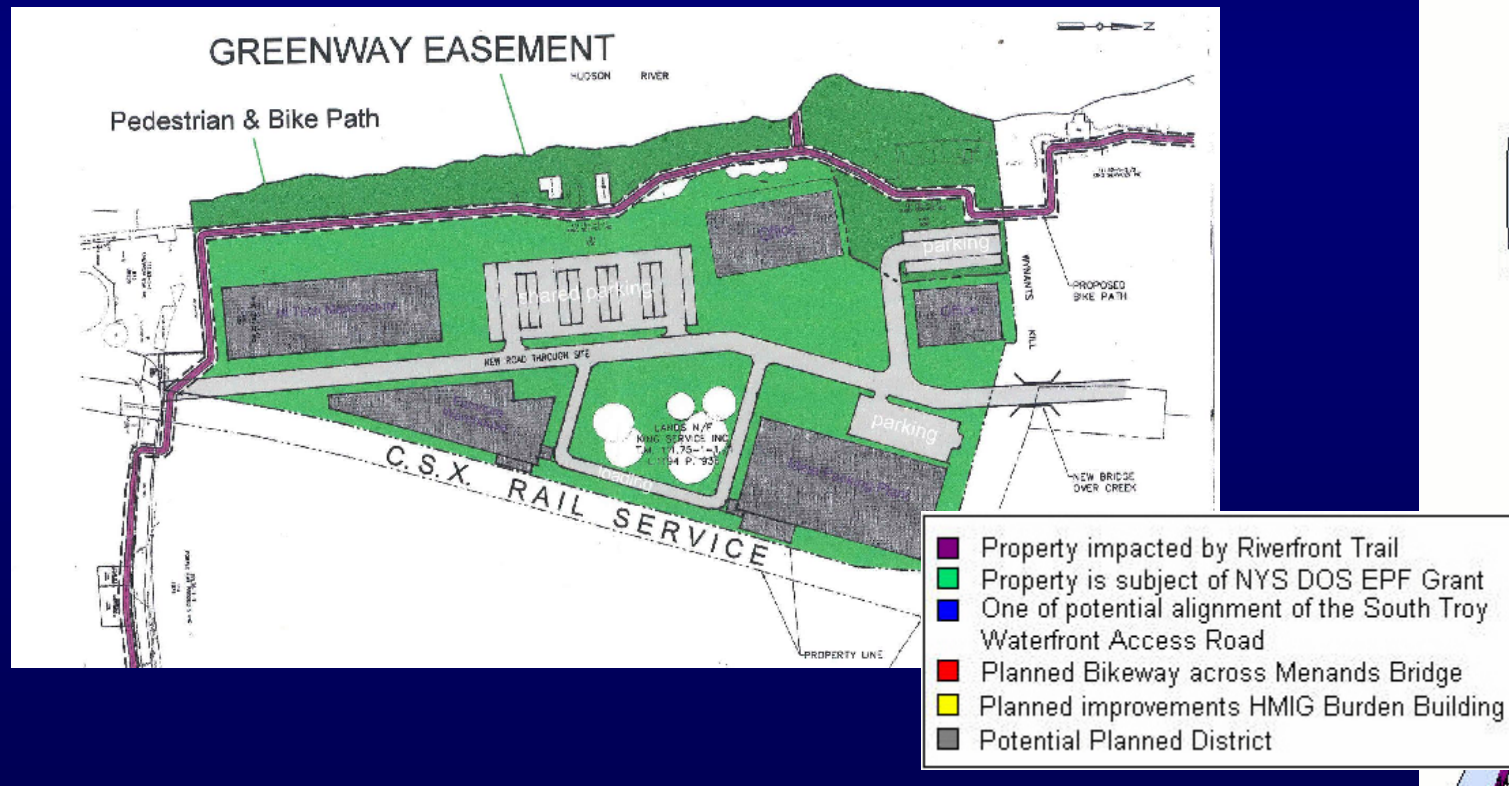


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King Fuels Easement

- City is negotiating easement across King Fuels property to support riverside recreation area.
- Ownership of easement should allow City to leverage funds for park development.



Initial Reaction

- ✦ Are there other sites that should be considered for the final selection?
- ✦ Does this seem like a reasonable list to present to the public next week?



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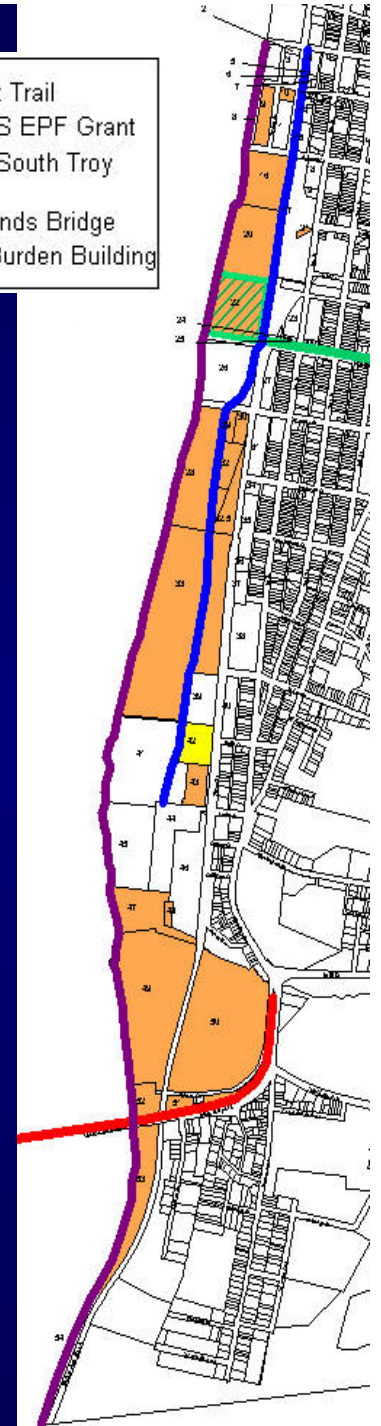
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Candidate Sites

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Site Selection

Study Area

Select sites for further review

Eight (11?) Sites



Research as necessary to select three sites

Three Sites

Phase II Environmental Testing

One Site

Reuse Plan

Next Steps

- ✱ The next goal for the Task Force is to provide the City with comments on these sites.
- ✱ Consultant Team will draft summary of each site
- ✱ How do we want to proceed?
 - ✱ Opportunity to review summary?
 - ✱ Group “Field Trip”?
 - ✱ Individual site visits?
 - ✱ When should we meet again?

Don't forget Public Meeting
Next Wed 1/29

